



**Town of Arlington, Massachusetts**  
**730 Massachusetts Ave., Arlington, MA 02476**  
**Phone: 781-316-3000**

**webmaster@town.arlington.ma.us**

## **Building Committee Minutes 9/18/2012**

**TOWN OF ARLINGTON  
MINUTES  
COMMITTEE MEETING  
PERMANENT TOWN BUILDING COMMITTEE  
Tuesday, September 18, 2012**

**PRESENT:** Adam Chapdelaine, Diane Johnson, John Maher, John Cole, Alan Reedy, Michael Boujoulian

**ABSENT:** Mark Miano, Suzanne Robinson, Jeff Thielman

**GUESTS:** Capt. Flaherty, Police Department  
Eric Ammondson, Ammondson Architects

Meeting was called to order at 6:00PM at Community Safety Building

1. Site tour. Mr. Ammondson gave a tour of the project and explained the status of the renovations. Work in progress includes stucco and masonry demolition, waterproofing, framing, insulation and wire lath installation, metal flashing, site work at the entrance and roofing work.
2. Potential change orders. To date there is one approved change order (CO 1, previously approved by the PTBC). Additional potential change orders include replacement of some entry sidewalk, unforeseen damage to the building sheathing at areas of masonry removal, air intake ducts not properly connecting to intake louvers, change in fasteners and control joints in the plaster system, replacement of a non-functional heat pump, unforeseen conditions at the mechanical penthouse wall construction and at the parapet wall construction (CMU construction shown to be grouted that was not). Ammondson and SGH are still negotiating with the contractor for pricing for this work. The extent of the sheathing damage is not known.
3. Mystic Street sidewalk. We discussed that the sidewalk at the main entrance along Mystic Street is in poor condition. It was agreed that the Town will seek to have this replaced in the spring and the project will focus on the work within the limits of construction.
4. HVAC Emergency Work. Mr. Ammondson discussed that the mechanical engineers met with Johnson Controls, Mark Miano and Julie Flaherty on 9/7/12 to discuss the conditions of the existing HVAC system. 5 original heat pumps serving the Break Room and Records Area were found to be non-functional and in need of replacement. The heat pumps provide both heating and cooling. The Records area currently has a portable cooling unit but no heating. Ammondson directed WES to provide pricing to replace the unit in the Break Room as this unit was scheduled to be removed and reinstalled as part of the current project. Many other heat pumps in the building are original to the building and are near the end of their life as well as the valves serving the units. The cooling tower is also original equipment and is very near the end of its life. The PTBC voted to approve replacement of the other non-functional heat pumps up to \$15,000 and that this work should be performed through Johnson Controls. The PTBC requested that the mechanical engineer attend the 10/2 meeting and present their proposal for a study of the HVAC system components that require short term replacement.

5. Groundwater remediation system. John Cole asked that Ammondson have their environmental consultant review the feasibility of removing the ground water filtration system located on the north side of the building. Mr. Ammondson to request documentation for the system from M. Miano.

6. The PTBC approved payment the contractor's Application for Payment #2 in the amount of \$171,386.65.

7. Next meeting 10/2/12 at 7:30 at Town Hall Annex.

**The following invoice/application approved:**

Community Safety Building

WES Construction      App #2   \$171,386.65

Meeting adjourned at 8:30pm

Respectfully submitted,

Adam Chapdelaine